

Oakwood Estates is thrilled to present this stunning Edwardian detached property located in the heart of Iver Village. This exquisite home boasts four bedrooms, three reception rooms, and three bathrooms, along with garaging for 2 cars. Additionally it offers off-road parking for multiple vehicles and a spacious 140-foot sunny rear garden. An added benefit is that the property comes with no onward chain.

Upon entering the property you are welcomed into the entrance hallway featuring stairs rising to the first floor and doors leading to the dining room and living room. The hallway includes a front-facing window and carpeted flooring. The dining room is equipped with French doors leading to the conservatory, built-in cupboards, ample space for a dining table and chairs, and carpeted flooring. The conservatory offers stunning views of the rear garden, with windows on three sides, a door to the patio area, space for a couple of sofas, and carpeted flooring. The living room boasts a front-facing window, French doors leading to the garden, a door to the conservatory, a feature fireplace, a door to the kitchen, ample space for two to three sofas, and carpeted flooring. The kitchen is well-appointed with windows to the rear and side aspects, tiled splashbacks, a mix of wall-mounted and base-level shaker kitchen units, a range-style oven and hob with an extractor fan, a dishwasher, a sink and drainer with a mixer tap, and parquet flooring. The downstairs WC includes a low-level WC and a hand wash basin.

Ascending to the first floor, you will find four bedrooms, a family bathroom, and a family shower room. The spacious first-floor landing features a front-facing window, wings to both sides, doors to the four bedrooms and bathrooms, and carpeted flooring. Bedroom one includes windows overlooking the rear and side aspects, a built-in wardrobe, space for a king-sized bed, carpeted flooring, and a door to the ensuite. The ensuite features a front-facing window, a bath with a shower attachment, a low-level WC, and a hand wash basin with a mixer tap. Bedroom two offers a window overlooking the rear garden, a built-in wardrobe, space for a king-sized bed, and carpeted flooring. The fully tiled family bathroom includes a front-facing window, a low-level WC, a hand wash basin, and a bath with a shower attachment. Bedroom three features a window overlooking the rear garden, space for a king-sized bed, and carpeted flooring. Bedroom four includes a window overlooking the rear garden, space for a king-sized bed, room for free-standing wardrobes, carpeted flooring, and a door to the ensuite. The ensuite is equipped with a front-facing window, a shower cubicle, a hand wash basin, and a low-level WC.

# Property Information

- FREEHOLD PROPERTY
- FOUR BEDROOMS
- THREE BATHROOMS & DOWNSTAIRS WC
- 140 FEET REAR GARDEN
- CLOSE TO LOCAL AMENITIES AND SCHOOLS

- COUNCIL TAX BAND G (£3,810 P/YR)
- THREE RECEPTIONS
- TWO GARAGES
- NO CHAIN
- OFF STREET DRIVEWAY PARKING

x4	x2	x3	x2	Y	Y
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

## Front Of House

At the front of the property, you'll find two driveways that provide parking for two cars. Both driveways lead to garages, offering additional parking spaces. There is a gate that provides access to the rear garden, along with a brick wall and mature plantings enhancing the front of the property.

## Rear Garden

The rear garden is an impressive and generous space, measuring approximately 140 feet in length. Fully enclosed, it provides a safe and secure environment, making it perfect for children and pets to play freely. Adjacent to the property is a large patio area, ideal for outdoor dining, entertaining, or simply relaxing while enjoying the garden views.

The garden itself is primarily laid to lawn, offering plenty of open space for various activities. It is beautifully landscaped with mature plantings that add a touch of natural elegance and privacy. Nestled within the garden is a hidden potting room, a charming feature that can be used for gardening activities or as a tranquil retreat. This versatile space enhances the overall appeal and functionality of the garden, making it a delightful sanctuary for any homeowner.

## Tenure

Freehold Property

## Council Tax Band

Band G (£3,810 p/yr)

## Plot/Land Area

0.25 Acres (1,016.00 Sq.M.)

## Mobile Coverage

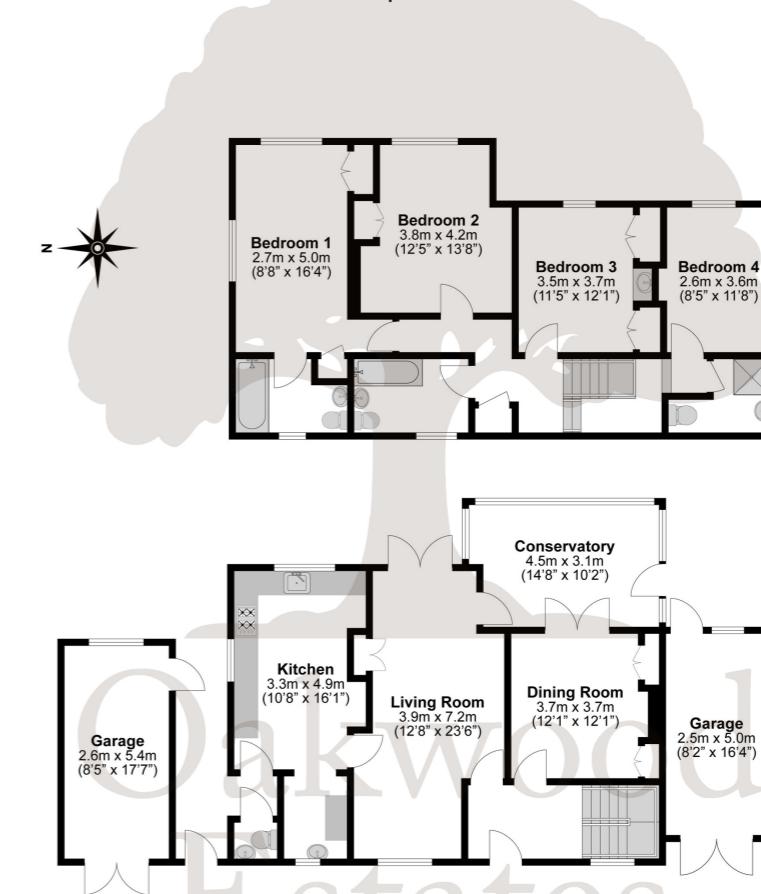
5G voice and data.

## Internet Speed

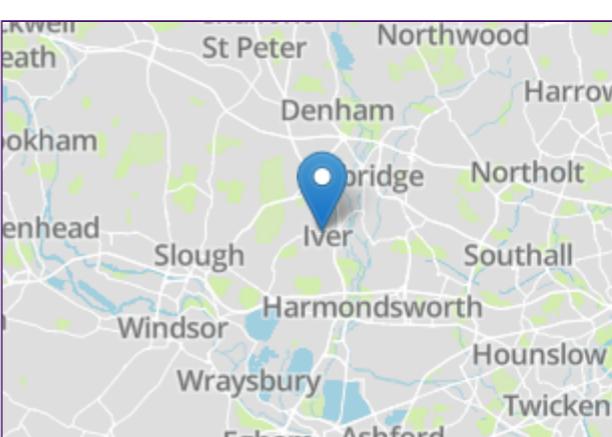
Ultrafast.

## Floor Plan

**Total Approximate Floor Area**  
2110 Square feet  
196 Square metres



Illustrations are for identification purposes only,  
measurements are approximate, not to scale.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92+)	A	81
(81-91)	B	64
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		